| 1  | ORDINANCE NO.  |  |  |
|----|--|--|--|
| 2  | AN ORDINANCE TO CONDEMN THE PROPERTY LOCATED AT 6317   |  |  |
| 3  | WEST MARKHAM STREET, LITTLE ROCK, ARKANSAS, AS A   |  |  |
| 4  | STRUCTURAL, FIRE AND HEALTH HAZARD; TO PROVIDE FOR   |  |  |
| 5  | SUMMARY ABATEMENT PROCEDURES; TO DIRECT CITY STAFF   |  |  |
| 6  | TO TAKE SUCH ACTION AS IS NECESSARY TO RAZE AND  |  |  |
| 7  | <b>REMOVE SAID STRUCTURE; TO DECLARE AN EMERGENCY; AND</b>   |  |  |
| 8  | FOR OTHER PURPOSES.  |  |  |
| 9  | WHEREAS, the property located at 6317 West Markham Street in the City of Little Rock, Arkansas has                     |  |  |
| 10 | become run-down, dilapidated, unsightly, dangerous, obnoxious and detrimental to the public welfare of the             |  |  |
| 11 | residents of Little Rock; and  |  |  |
| 12 | WHEREAS, the condition of the structure has deteriorated to the point that it is dangerous to the health               |  |  |
| 13 | and safety of the occupants or other persons and, further, is in such condition as to be dangerous to the lives, limbs |  |  |
| 14 | and property of the people in its vicinity or those lawfully passing thereby; and                                      |  |  |
| 15 | WHEREAS, the owner of the structure has received proper legal notice to either rehabilitate or remove the              |  |  |
| 16 | structure and has failed to do so; and   |  |  |
| 17 | WHEREAS, such structure is hereby declared a nuisance and immediate action is necessary to demolish                    |  |  |
| 18 | the structure.   |  |  |
| 19 | NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF  |  |  |
| 20 | LITTLE ROCK, ARKANSAS.   |  |  |
| 21 | Section 1. The conditions of the structure located on the property described below have been found to                  |  |  |
| 22 |  |  |  |
| 23 |  |  |  |
| 24 | vicinity or those lawfully passing thereby. The Board of Directors hereby condemns the following structure,            |  |  |
| 25 | identified by street address, owner, legal description and parcel number, and declares it to be a public nuisance:     |  |  |
| 26 | Address: 6317 West Markham Street, Little Rock, Arkansas;  |  |  |
| 27 | Owner: BlueFin Development, LLC c/o Jared Coleman  |  |  |
| 28 |  |  |  |
| 29 | Sec 01 TWP 1N RNG 13 W Subdivision Patton Cella-Baird. Tract A, Bairds   |  |  |
| 30 | Replat of Patton-Cella-Baird Subdivision of part of the SE/1/4 of the NE ¼ of  |  |  |
| 31 | Section 1, Township 1 North, Range 13 West, in the City of Little Rock, Pulaski  |  |  |
| 32 | County, Arkansas and being shown on plat recorded in Plat Book 20, Page 9,   |  |  |
| 33 | records of Pulaski County, Arkansas; Parcel ID # 44L0050300100, Ward: 3.   |  |  |

[Page 1 of 2]

Section 2. The City Manager is hereby authorized to direct the Planning & Development Department to
raze and remove the structure condemned in this ordinance and to file and enforce a lien against the properties
described herein for the cost of razing and removing said structure pursuant to Little Rock, Ark., Rev. Code ("LRC")
§20-29 (1988).

5 Section 3. *Severability*. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of 6 this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not 7 affect the remaining portions of this ordinance, which shall remain in full force and effect as if the portion so 8 declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

9 Section 4. *Repealer*. All ordinances, resolutions, bylaws, and other matters inconsistent with this ordinance
10 are hereby repealed to the extent of such inconsistency.

11 Section 5. *Emergency Clause.* Unless the provisions of this ordinance are put into effect immediately, the 12 public health, safety and welfare of the citizens of Little Rock, Arkansas, will be adversely affected; therefore, an 13 emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage.

14 **PASSED**: July 1, 2025

16

**APPROVED:** 

| 10       |  |                         |
|----------|--|-------------------------|
| 17<br>18 | Allison Segars, City Clerk<br>APPROVED AS TO LEGAL FORM: | Frank Scott, Jr., Mayor |
| 19       |  |                         |
| 20       |  |                         |
| 21       |  |                         |
| 22       | Thomas M. Carpenter, City Attorney                       |                         |
| 23       | //   |                         |
| 24       | //   |                         |
| 25       | //   |                         |
| 26       | //   |                         |
| 27       | //   |                         |
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| 32       | //   |                         |
| 33       | //   |                         |
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